Gordon Kenyon

From: Adam Roche <[redacted]
Sent: 23 July 2025 15:00
To: Gordon Kenyon
Cc: Jules Morgan; Holly Wright
Subject: RE: ENF/15836/24 - 8 Alexandra Road South M16 8ER. My client:- Included Learning [redacted]
Attachments: Map - Area 5m from all Part C Use Class boundaries.pdf

Dear Gordon,

Thank you for your time in our telephone conversation earlier today.

Further to this, I can provide the following summary of the points we discussed:

With regards to the erection of buildings that would meet the limits to be considered permitted development within Class M of Schedule 2, Part 7 to General Permitted Development Order 2015, I could see no reason why the proposed development would exceed those limits.

This proposal included the buildings' construction using materials which have a similar external appearance to those used for the original school building, and the siting of these buildings not within 5 metres of the boundary to any adjacent land currently in use for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes).

I have attached an OS map (Scale 1:250) showing the approximate area that is located 5 metres from all such boundaries, upon which the proposed buildings could theoretically occupy without exceeding this limit - M.1(ba) – for your ease of reference.

Obviously, this advice presupposes all other limits and conditions are met and is merely my informal opinion based on the details presented to me at the time of writing. A certificate of lawful development would still be required to formally confirm that this proposal is indeed lawful.

I hope this is of assistance to you.

Kind regards,

Adam Roche
Development Compliance Officer
Manchester City Council
Planning, Building Control and Licensing
Growth and Development Directorate
[redacted]
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